

# FRASER SHOPPES

W/PROPOSED DRIVE-THRU

31887 Utica Road  
Fraser, MI 48026



OnQ  
COMMERCIAL  
REAL ESTATE



**Retail Opportunity**  
1,500 ± SF - 6,000 ± SF

**FOR LEASE**

# PROPERTY HIGHLIGHTS



## Description

Excellent opportunity to lease up to 6,000 SF of end-cap space in a well-located neighborhood shopping center along high-traffic Utica Road. This highly visible end-cap offers prominent pylon signage, exceptional frontage, and strong daily traffic exposure, making it ideal for retail, service, medical or restaurant users.

## Address

31887 Utica Road  
Fraser, MI 48026

## Asking Rent

Contact Broker

## Features

- High-Traffic w/Proposed Drive-Thru
- Densely Populated
- Ample Parking
- Signalized Intersection
- Zoning - Commercial Neighborhood

## Traffic Counts

Utica Road - 25,519+ cpd  
Masonic - 8,736+ cpd

## Demographics

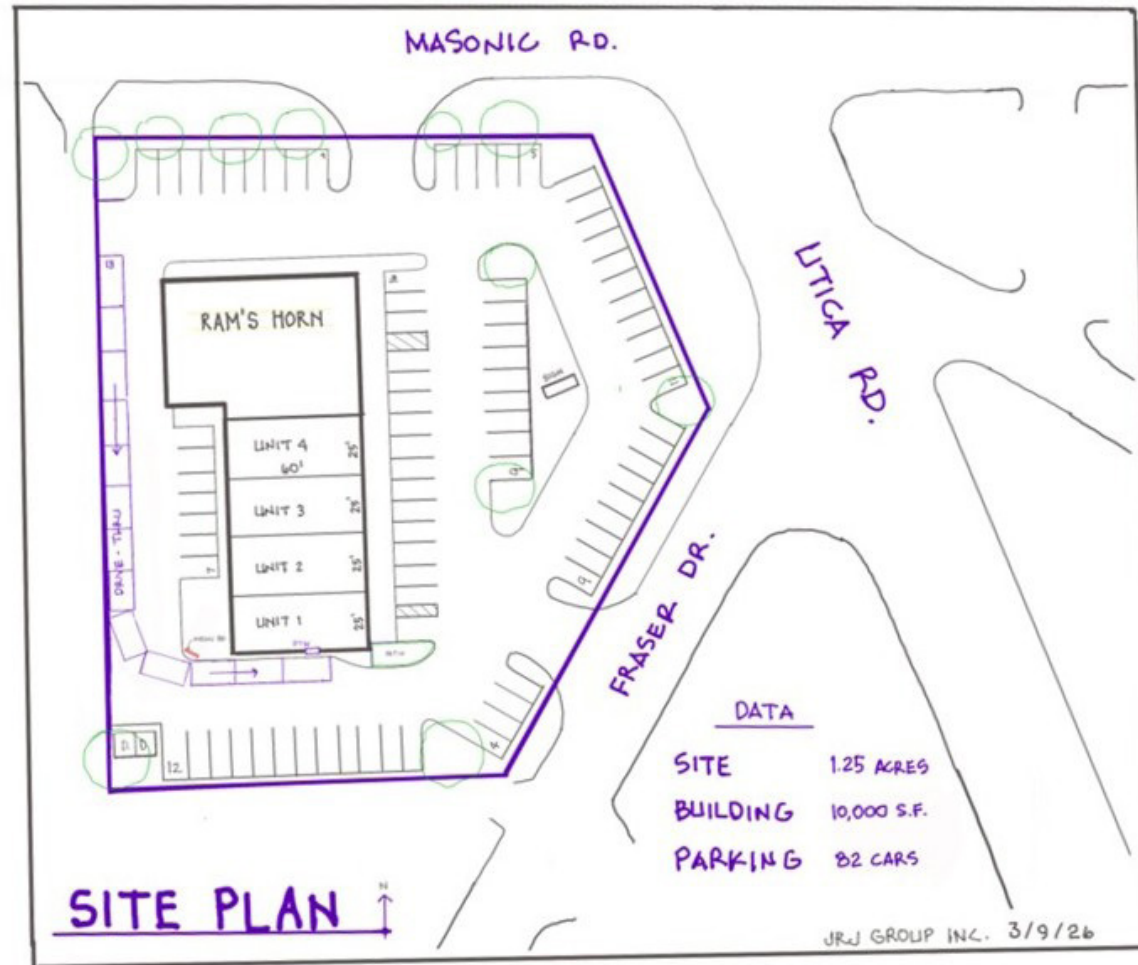
	1 MILE	3 MILES	5 MILES
POPULATION:	13,602	119,239	310,892
HOUSEHOLDS:	5,953	51,579	132,510
AVG. HOUSEHOLD INCOME:	\$84,752	\$90,128	\$92,732
DAYTIME POPULATION:	9,337	75,398	206,685

## Surrounding Tenants



The information contained herein has been obtained through sources deemed reliable by On Q Commercial Real Estate but cannot be guaranteed for its accuracy. We recommend to the buyer or lessee that any information, which is of special interest, should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.

# PROPOSED SITE PLAN



The information contained herein has been obtained through sources deemed reliable by On Q Commercial Real Estate but cannot be guaranteed for its accuracy. We recommend to the buyer or lessee that any information, which is of special interest, should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.

# MICRO AERIAL



The information contained herein has been obtained through sources deemed reliable by On Q Commercial Real Estate but cannot be guaranteed for its accuracy. We recommend to the buyer or lessee that any information, which is of special interest, should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.

# MACRO AERIAL



The information contained herein has been obtained through sources deemed reliable by On Q Commercial Real Estate but cannot be guaranteed for its accuracy. We recommend to the buyer or lessee that any information, which is of special interest, should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.

# PHOTOS



The information contained herein has been obtained through sources deemed reliable by On Q Commercial Real Estate but cannot be guaranteed for its accuracy. We recommend to the buyer or lessee that any information, which is of special interest, should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.



OnQ  
COMMERCIAL  
REAL ESTATE

**JOE QONJA**

Principal Broker

C: (248) 977-7799

O: (248) 712-3300

E: [joe@onqcre.com](mailto:joe@onqcre.com)

**LEO ALLUS**

Associate

C: (248) 321-3325

O: (248) 712-3300

E: [leo@onqcre.com](mailto:leo@onqcre.com)

100 W. Long Lake Rd. Suite 122 Bloomfield Hills, MI 48304

[www.onqcre.com](http://www.onqcre.com)

The information contained herein has been obtained through sources deemed reliable by On Q Commercial Real Estate but cannot be guaranteed for its accuracy. We recommend to the buyer or lessee that any information, which is of special interest, should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.